

## 21-003MPR – HAMPTON INN – EXTERIOR MODIFICATIONS

### Summary

Exterior modifications to an existing hotel located within the Bridge Street District.

### Site Location

North of Tuller Road, approximately 675 feet east of the intersection with Village Parkway.

### Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District

### Property Owners

ARC Hospitality Portfolio, LLC

### Applicant/Representative

Steve Rehwald, Donovan & Donovan

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Managers

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### Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may file for building permits.

### Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>21-003MPR Minor Project Review Hampton Inn 3920 Tuller Road</p>	<p>0 105 210 Feet</p> 
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## 2. Overview

### Background

The proposed modifications were introduced to the Administrative Review Team (ART) at the February 11, 2021 meeting. At the time, Staff provided an overview of the proposed modifications including the porte-cochere, main entrance, rear entrance, and roofline. The ART expressed that the paint colors on the building should be compatible with the other materials on the building.

### Site Characteristics

#### *Natural Features*

No significant natural features are present on the site.

#### *Surrounding Land Use and Development Character*

North: I-270

East: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales)

South: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail)

West: BSD-SCN: Sawmill Center Neighborhood (Commercial – Hotel)

#### *Road, Pedestrian and Bike Network*

The hotel has approximately 400 feet of frontage on Tuller Road and I-270. Two vehicular entrances provide access to the site from Tuller Road. There are no pedestrian or bicycle facilities along the frontage of the site, although sidewalks are provided on the north side of Tuller Road beginning one parcel to the east.

### Proposal

This is a request for review and approval of a Minor Project for exterior modifications to an existing hotel within the Bridge Street District. Modifications include repainting of existing EIFS, installation of a fiber-cement accent material on portions of the front and rear elevations, a redesign of the existing porte-cochere, and construction of a parapet.

#### *Exterior Improvements*

The existing hotel has EIFS pilasters running up each elevation, currently an off-white color. The applicant is proposing to paint a majority of the EIFS, including the pilasters and parapet a matte white color (BM 2121-70). An existing EIFS band running along the top of the first floor



will be painted a Colonial Brick color (BM 2093-30). An accent EIFS vein on the front of the building will be painted Evening Blue (BM 2066-20) consistent with brand standards.

To complement the modernization of the building, the applicant is proposing to install Nichiha Roughsawn Wood Series panels (AWP3030) on portions of the north (front) and south (rear) elevations, which are finished in a Smoke color (gray). On the front elevation, the panels are proposed to clad portions of the existing pilasters surrounding the main entry to the building, and are limited to the first floor. These pilasters are currently EIFS. On the rear elevation, the applicant is proposing to clad a portion of the first floor surrounding the rear entry into the building with the panels. The panels serve as accent pieces in both cases.

Fiber cement panels are a permitted secondary material in the Bridge Street District. However, Code limits secondary materials to no more than 20-percent of any elevation. The applicant has indicated that the EIFS on the rear elevation of the building comprises approximately 20-percent of the elevation, excluding windows and doors. The Nichiha panels on the rear elevation represent an additional approximately 1.5-percent secondary material on the rear elevation, which surpasses what Code permits. With this application, the applicant is requesting approval of an Administrative Departure, which would allow for a 10-percent increase in the overall percentage of secondary materials. In this case, that results in an additional 2-percent secondary material, or a total of 22-percent on the rear elevation. The applicant is proposing approximately 21.5-percent secondary material. Staff is supportive of the applicant's requests, as the modification is modest in nature, allows the applicant to pursue a modernization of the building, and does not negatively impact the surrounding area. However, Staff recommends that the applicant continue to work with Staff to select a warmer finish, as to ensure architectural compatibility with other materials and elements on the building.

The applicant is also proposing to construct a parapet around the entire roof of the building. The parapet, which plans indicate will be six feet in height, meets Code for height and will serve to hide the existing hipped roof and provide the building with a more contemporary look. The parapet will be clad in EIFS and painted to match the majority of the existing EIFS pilasters. The porte cochere will be accompanied by drive thru lights and LED strip lighting located underneath the top exterior.

Plans indicate up-lighting is proposed for each of the four elevations. The BSD Code permits decorative up-lighting, but limits lighting to 900 lumens. The applicant should confirm compliance with this requirement at the building permitting stage of review.

In an effort to modernize the site and structure, the applicant is proposing to redesign the existing porte-cochere. As it exists today, the porte-cochere has a hipped roof, which rests on EIFS clad columns. The applicant is proposing to reconstruct the roof, opting for a more contemporary flat roof to complement the rest of the renovation. The structure and foundations are not being altered in size, shape or location. The new flat roof will be clad in EIFS, and painted to match the new colors on the building. The applicant is proposing to clad the bases of the columns in brick to match the brick on the rest of the building. The columns are currently all EIFS.

Finally, City Zoning Inspectors identified a number of maintenance and landscape items, which are required to be resolved. The applicant has provided a site plan identifying these items, and

has committed to remedying them. Items to be addressed include a number of dead or missing plants, as well as parking lot maintenance to fill and resurface large potholes. Staff also identified a large vent on the roof of the structure which appears to be tilted in an unsafe manner. Staff is recommending that the applicant ensure this is repaired with the renovation of this building and be fully screened to the height of the unit.

### 3. Criteria Analysis

Administrative Departure Analysis [153.066(I)(5)]

Requirement: That no more than 20-percent of a building elevation be clad in a secondary material.

Request: That up to 22-percent of the rear elevation be permitted to be clad in a combination of secondary materials.

- 1) *The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans and policies*  
Criteria Met. The request complies with the spirit and intent of adopted plans and policies, making an effort to minimally exceed the requirement for secondary materials by 1.5-percent.
- 2) *The AD is not being requested simply to reduce cost or as a matter of general convenience*  
Criteria Met. The request will not reduce costs.
- 3) *The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD district.*  
Criteria Met. The AD does not authorize any sign, building type or open space type not otherwise permitted.
- 4) *The AD, if approved, does not adversely impact the pedestrian experience.*  
Criteria Met. The AD does not adversely impact the pedestrian experience and is for modifications that would not impact the pedestrian experience.
- 5) *The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.*  
Criteria Met. The request is for a material that is of equal or greater quality to other materials on the site today.

Minor Project Review Analysis [153.066(G)(4)]

- 6) *The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.*  
Criteria Met with Administrative Departure. The Minor Project is largely consistent with all adopted plans, policies and regulations. The applicant is requesting approval of an AD to allow for approximately 1.5-percent additional secondary material on the rear elevation than is permitted by Code (20-percent).
- 7) *The Minor Project is consistent with the approved Final Development Plan.*  
Criteria Met with Conditions. The site and building remain largely consistent with the previously approved development pattern. No modifications to site layout are proposed. Additionally no additions or significant modifications to the building are proposed. The exterior modification are cosmetic in nature. The applicant shall work with Staff to

remedy all landscape, maintenance, and screening items within 90 days of obtaining the necessary building permits.

- 8) *The Minor Project is consistent with the record established by the Administrative Review Team.*

Criteria Met. The proposal is consistent with the record established by the ART. The ART has, in the past, approved applications with conditions that address site compliance issues.

- 9) *The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable zoning standards.

- 10) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met. The building modifications do not bring the building further from compliance with the BSD Code. Additionally, the modifications provide a much needed renovation to an aging building.

## 4. Recommendation

Planning recommends **approval** of an Administrative Departure with no conditions.

Planning recommends **approval** of the Minor Project with three conditions:

- 1) The applicant ensure lighting is in compliance with Code prior to submitting to Building Standards for building permits, subject to Staff approval;
- 2) The applicant ensure all landscape, maintenance, and screening deficiencies, including the rooftop vent, are remedied within 90 days of obtaining approval of all necessary building permits.
- 3) The applicant continue to work with Staff to select a fiber cement panel finish that is warmer in tone and architecturally compatible with other elements and colors on the building.